171.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,004,800 / 1,004,800
					USE VALUE:	1,004,800 / 1,004,800
					ASSESSED:	1,004,800 / 1,004,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORDER OF SAINT ANNE
Owner 2:	ST JOHN`S
Owner 3:	
Street 1:	25 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as Rectory with a Old Style Building built about 1930, having primarily Clapboard Exterior and 5184 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
961	7619.000	550,300	500	454,000	1,004,800
Total Card	0.175	550,300	500	454,000	1,004,800
Total Parcel	0.175	550,300	500	454,000	1,004,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 193.82 | /Parcel: 193.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 113157
GIS Ref:
GIS Ref:
Insp Date: 12/15/99

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	961	FV	550,300	500	7,619.	454,000	1,004,800		Year end	12/23/2021
2021	961	FV	533,800	500	7,619.	454,000	988,300		Year End Roll	12/10/2020
2020	961	FV	533,800	500	7,619.	454,000	988,300	988,300	Year End Roll	12/18/2019
2019	961	FV	404,600	500	7,619.	454,000	859,100	859,100	Year End Roll	1/3/2019
2018	961	FV	404,600	500	7,619.	402,100	807,200	807,200	Year End Roll	12/20/2017
2017	961	FV	404,600	500	7,619.	337,300	742,400	742,400	Year End Roll	1/3/2017
2016	906	FV	404,600	500	7,619.	337,300	742,400	742,400	Year End	1/4/2016
2015	906	FV	381,700	500	7,619.	291,900	674,100	674,100	Year End Roll	12/11/2014

!13226!

PRINT

Date	Time
12/30/21	16:28:42

LAST REV

Date	Time
04/29/21	09:24:06
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13226

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	3581-368		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	113157
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2021	314	Wood Dec	93,400	O				
2/23/2021	146	Add Bath	118,000	O				
7/21/1999	456	Redo Bas	38,000					REMODEL BSMT-F/ESC

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/1999	Meas/Inspect	243	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
961	Rectory		7619		Sq. Ft.	Site		0	70.	0.85	8									453,997						454,000	

Total AC/HA:	0.17491	Total SF/SM:	7619	Parcel LUC:	961	Rectory	Prime NB Desc	ARLINGTON	Total:	453,997	Spl Credit		Total:	454,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.90964389
Const Adj.:	1.00000000
Adj $ / SQ:	122.802
Other Features:	133000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	797586
Depreciation:	247252
Depreciated Total:	550334

COMMENTS

SHED N/V FOR TRASH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	9	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	9	
Totals			
1	14	9	

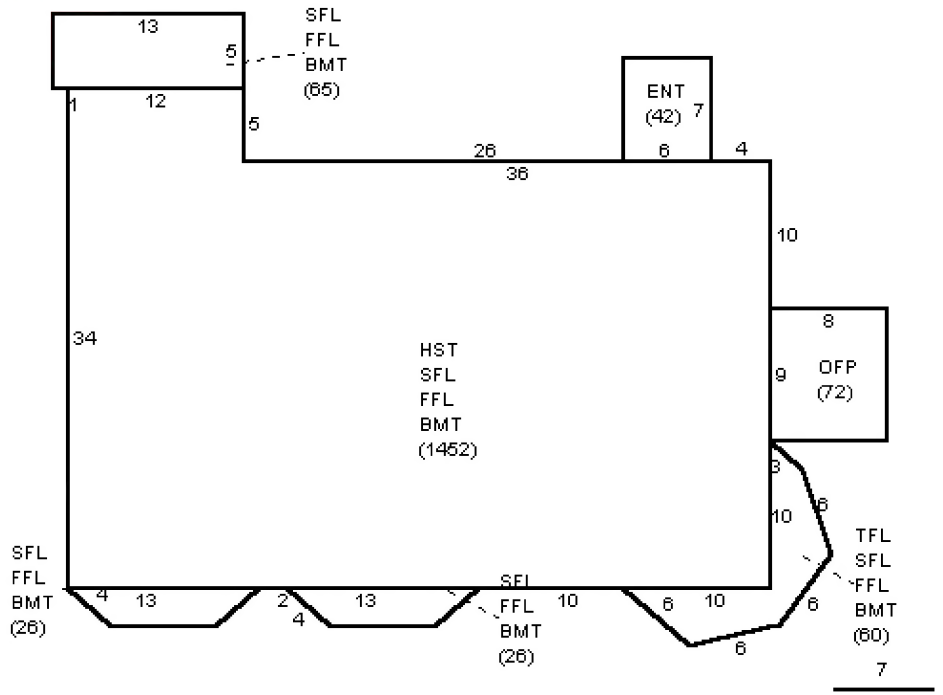
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.08
Special Features:	0	Val/Su Net:	95.09
Final Total:	550300	Val/Su SzAd	136.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,629	56.180	91,520
FFL	First Floor	1,629	122.800	200,044
SFL	Second Floor	1,629	122.800	200,044
HST	Half Story	726	122.800	89,154
OFP	Open Porch	72	39.420	2,838
TFL	Third Floor	60	122.800	7,368
ENT	ENTRY	42	26.400	1,109
	Net Sketched Area:	5,787	Total:	592,077
Size Ad	4044	Gross Area	6513	FinArea 5184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	70		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X28	A	AV	1960	4.16	T	40.8	961			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc